

**District IV Advisory Board  
Meeting Minutes  
January 19, 2005**  
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The **District IV Advisory Board Meeting** was held at 7:00 p.m. at the Stanley Neighborhood Center. In attendance were eleven (11) District Advisory Board members, 10 (10) staff and approximately twenty (10) citizens with three (3) signing in.

**Members Present**

Jerry McGinty  
Joshua Blick  
Marjorie Griffith  
Michael Gisick  
Tom Engelmann  
Jim Benton  
Mary Cockburn  
Ed Koon  
Doug Leeper  
Doug Shoen

**Staff Present**

Scott Knebel, Planning  
Officer Barratti, Police  
Officer Angie Resset, Police  
Jim Armour, Public Works  
Brandon Kauffman, City Manager's Office

**Members Absent**

Council Member Gray

**Guests**

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**Order of Business**

**Call to Order**

The meeting was called to order at 7:00 p.m.

**Damon Burrows (Ed Koon)** moved to approve the agenda for the January 19, 2005 meeting with an addendum. The motion passed 11-0.

**Jerry McGinty (Tom Engelmann)** moved to approve the minutes for the December 1, 2004 meeting. The motion passed 11-0.

**Public Agenda**

*The Public Agenda allows members of the public to present matters to the District Advisory Board. Each presentation is limited to a period of five minutes unless extended by the Board.*

**1. Scheduled Items**

No items were presented.

## **2. Off-Agenda Items**

No items were presented.

## **Staff Presentations**

### **3. Community Police**

**Officer Barratti, 13 Beat**, stated that auto larceny was on the rise in the area and cautioned people to secure the vehicles and not leave anything of value in them.

**Action: Receive and File.**

### **4. Harry Street Improvement, from K-42 Highway to Meridian**

**Jim Armour, Public Works Department**, stated that the 2004-2013 Capital Improvement Program adopted by the City Council includes a project to improve Harry Street, from K-42 Highway to Meridian. The project will reconstruct Harry, to provide two through lanes and a center two-way left turn lane. The construction for the project is planned for 2005 and total cost estimate is \$900,000 with all costs paid by the City.

**Debra Ary, Public Works Department**, stated that the street was in bad condition and is in need of repair. She introduced **Pat Bear of KE Miller** the firm hired to design the new street improvements. **Bear** reviewed the three options that the firm presented and recommended that the street be widened to 37 feet with a left turn lane. **Bear's** main concern for this area was the drainage but because of existing conditions it would be tough to alleviate this problem for area residents during heavy storms. **Bear** stated that they would also recommend to rebuild the sidewalks on the north and south side of the road to make them five feet wide.

**DAB Members** expressed their concern over fixing the road when drainage is part of the reason for the conditions of the road and if the traffic volume would justify the need for the extra turn lane. **Bear** stated that a drainage system will be utilized that will help absorb water so that it does not affect the condition of the road. **Armour** stated that a turn lane is needed because of traffic from the school.

Members of the public expressed their concerns over the drainage issue and also location of the road with the widen near area homes.

**Action: McGinty (Koon) recommended approval of the sidewalk with five feet sidewalks on the north and south side. The motion passed 11-0.**

### **5. CON2004-00043**

**Scott Knebel, Plannign Department**, stated that the applicant in the case has requested a conditional use permit for outdoor vehicle sales on a property zoned limited commercial. The applicant has provided a site plan that should be attached to the agenda report. Staff recommends approval of the conditional use permit for outdoor vehicle sales.

**DAB members** expressed their concern over the proximity of the vehicle sales to residential units and if this location was consistent with the policy established by the City of Wichita for outdoor auto sales. **Knebel** stated that there was a lot across the street that provided auto sales so it would be consistent with the area.

**Action: Ed Koon (Tom Engelmann) moved to approve the project. The motion passed 8-3 (Gisick, Schoen, Leeper).**

## **6. CON2002-00044**

**Scott Knebel, Planning Department**, stated that the applicant is requesting a conditional use permit for employee parking for an existing commercial building located at the southeast corner of Maple and Meridian. The applicant has provided a site plan with the agenda report. The lot is currently vacant and the surrounding area is primarily residential. Staff has recommended approval of the project with the following conditions:

- Brick column fence
- Landscape buffer of evergreens
- Landscape and ornamental fence buffer of wrought iron in compliance with the Delano Overlay District

**Tim Austin**, agent for the applicant stated that the business is open until 8:00 pm and that currently the business has eighteen stalls, which is not in compliance with today's code standards of twenty-nine. This would help to bring the business into compliance. Austin stated that parking on the street is not adequate for the business and this would help to alleviate parking problems. Austin stated that the business is willing to comply with staff recommendations and that this is an investment into the neighborhood by utilizing an existing empty lot.

**DAB Members** expressed their concerns regarding security and lighting for the parking lot since it is adjacent to residential properties. It was noted that lightning could also be a concern for neighbors who live in the immediate area.

**Action: Mary Cockburn (McGinty) recommended approval of the project with security fencing gate and lightning. The motion passed 10-1 (Gisick).**

## **Board Agenda**

**Gisick** stated that the Southwest Neighborhood Association is planning their annual parade for April 9, 2005. The parade will now start at 31 street and end at Pawnee.

**Brandon Kauffman, Neighborhood Assistant**, encouraged everyone to attend the upcoming ABCD training offered by the City of Wichita.

**Engelmann**, stated that the informational meeting regarding the Southwest Treatment plant went well and he felt that many peoples concerns were addressed. He felt that news coverage of the event was skewed and only showed the negatives reactions.

**Koon** felt that people were mainly concerned with their property values.

**Jim Benton** asked for any further issues. With none presented, the meeting was adjourned at 8:00 p.m.

**Respectfully Submitted,**

**Brandon Kauffman**  
**District IV Neighborhood Assistant**

**Guest**  
Lonny Wright  
Terry Gillette  
Lee Webster

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